

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, January 13, 2020
4:00 p.m.
Southold Town Meeting Hall**

3:00 p.m. Executive Session – (Discuss litigation: Elite Towers cell tower in Laurel)

4:00 p.m. Applications

Project Name:	Zupa & Paradise Point Association Resubdivision	SCTM#:	1000-81.-1-16.7 & 1000-81.-3-29
Location:	580 Basin Rd, +/- 500 ft. west of Paradise Point Road, Southold		
Description:	This re-subdivision proposes to transfer 5,240 sq. ft. from SCTM: 1000-81.-1-16.7, the residential parcel, to SCTM: 1000-81.-3-29, the road parcel, in order to provide one contiguous common access to the docks owned by the Paradise Point Association. As a result of this re-subdivision, SCTM: 1000-81.-1-16.7 will decrease from 75,533 sq. ft. to 70,293 sq. ft., and SCTM: 1000-81.-3-29 will increase from 20,512 sq. ft. to 25,752 sq. ft. The Zoning Board of Appeal approved of the undersized lot area in variance File: 7186. This parcel is located at 580 Basin Road, +/- 500 ft. west of Paradise Point Road, in the R-80 Zoning District, Southold.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project name:	Mazzoni Standard Subdivision	SCTM#:	1000-13-2-8.2
Location:	500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient		
Description:	This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.17 acres, Lot 2 = 1.78 acres, Lot 3 = 2.14 acres, Lot 4 = 0.73 acres, Lot 5 = 16.15 acres inclusive of a 1.14 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District.		
Status:	Conditional Sketch Plan Approval		
Action:	Review for Conditional Preliminary Plat Approval		
Attachments:	Staff Report		

Project Name:	Harold R. Reeve & Sons, Inc. Standard Subdivision	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and LB Zoning Districts.		
Status:	Conditional Preliminary Plat Approval		
Action:	Final Plat Completeness, Set Public Hearing		
Attachments:	Staff Report		

Project Name:	Strong's Storage Buildings	SCTM#:	1000-106-6-13.4
Location:	3430 Mill Road, Mattituck		
Description:	This Site Plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the Mill and R-80 Zoning Districts where there is 69,245 sq. ft. of existing boatyard buildings.		
Status:	Pending		
Action:	Update and Completeness		
Attachments:	Staff Report		

Project Name:	Peconic Landing Duplex Conversions (5)	SCTM#:	1000-35-1-25
Location:	1205 Route 25, Greenport		
Description:	This amended site plan is for the proposed conversion of five (5) existing 1-story single family dwellings (units #19, 20, 60, 68, 74) to two family dwellings with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Tenedios Barn & Greenhouse Amended	SCTM#:	1000-19-1-1.4
Location:	28410 Route 25, Orient		
Description:	This amended agricultural site plan is for the addition of a 60' x 24' (1,440 sq. ft.) greenhouse to a site where a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment has conditional approval from the Planning Board, on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District.		
Status:	Approved		
Action:	Review for CO on the greenhouse		
Attachments:	Staff Report		

Project Name:	Northside Beverage	SCTM#:	1000-122-7-6.7
Location:	1795 Old Main Road, Laurel		
Description:	This proposed Site Plan is for the conversion of an existing 5,195 sq. ft. storage building into wholesale/retail beverage distribution, office and storage on 1.1 acres in the General Business (B) Zoning District, Laurel.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Draft Monthly Report for December

- ❖ ZBA Request for Comments: Donna Wexler, 1275 & 1175 West Hill Road, Southold, SCTM#1000-70-4-22 & 23. (Comments Due: January 30, 2020)